

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 2/1 Wyrunga Street, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$690,000

### Median sale price

Median price \$720,000 Property Type Unit Suburb Ringwood East

Period - From 08/07/2024 to 07/07/2025 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/133 Mt Dandenong Rd RINGWOOD EAST 3135	\$660,000	22/05/2025
2	2/11 Rosedale Cr RINGWOOD EAST 3135	\$665,000	17/04/2025
3	3/7 Holland Rd RINGWOOD EAST 3135	\$670,000	05/04/2025

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 08/07/2025 11:51